



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
9316 North 107th Street
Milwaukee, Wisconsin 53224-1121
TTY: Contact Through Relay
Jim Doyle, Governor
Richard J. Leinenkugel, Secretary

Wisconsin Department of Commerce, Bureau of PECFA Bid Document

SECTION 1 - Scope of Work

The Bureau of PECFA is seeking competitive bids to perform remedial services for a petroleum release from a regulated petroleum product storage tank system. This bid is for a specified work scope. The site upon which bids are being solicited is:

Bid Round: 59
Commerce #: 53048-9513-01-A
BRRTS #: 03-14-001471
Site Name: Cole's Amoco
Site Address: 801 Milwaukee Street, Lomira, WI 53048
Site Manager: Denise Nettesheim
Address: 3911 Fish Hatchery Road
City, State Zip: Fitchburg, WI 53711-5367
Phone: (608) 275-3209
e-mail: Denise.Nettesheim@Wisconsin.Gov
Bid Manager: Lee Delcore
Address: 9316 North 107th Street
City, State Zip: Milwaukee, WI 53224-1121
Phone: (414) 357-4701
e-mail: Lee.Delcore@Wisconsin.Gov

Bid-Start Date:	February 16, 2009
Questions must be received by (See Section 2 (B)):	March 2, 2009, 4:00 PM
Responses will be posted by (See Section 2 (B)):	March 20, 2009
Bid-End Date and Time:	April 3, 2009, 4:00 PM

The case file, including report(s) and other pertinent information upon which bids are being sought, are available for review at the Site Manager's location listed above. Please contact the Site Manager for an appointment to review the file.

Copies of report(s) and other pertinent information are available for purchase at the location listed below. If pertinent information is not available, please contact the Site Manager.

Xer-Lith Printing-Madison, 131 West Wilson Street, Madison, WI 53703
Phone: (608) 257-8900 Fax: (608) 257-8900

SECTION 2 – Site-Specific Bid Requirements

General Comments

The site is an active retail gasoline station. In May 1992, three underground storage tanks located near the station building were removed from the site. Soil vapor extraction, air-sparge and groundwater extraction systems operated at the site between November 1995 and September 1999.

In November 2007, a spill occurred from a product line located between the west and northern-most dispenser islands. Approximately 750 gallons of product were recovered.

The site is underlain by fill, silty clay and silty sand to approximately 20 ft. below ground surface (bgs), where bedrock/hardpan is encountered. The depth to bedrock varies throughout the site. The water table is present between 6 and 10 ft. bgs and groundwater flow is to the southwest.

The site is served by municipal sewer and water.

Minimum Remedial Requirements

Remedial Action - Excavation

The excavation strategy is based on concepts outlined in a consultant's 1998 excavation proposal (report included with documents at copy shop and in DNR file). The goal is to create a preferential collection trench for free product and contaminated groundwater in the excavated area for subsequent groundwater pumping. It is expected that the consultant who performs the work reviews the DNR case file prior to conducting site work.

Contaminated source soil shall be remediated by means of soil excavation and off-site disposal. The excavation shall focus on the area in the vicinity of borings GP-3 and GP-4, located immediately west of the current retail gasoline station building (see attached map for the approximate excavation area location). The approximate size of the excavation is 45 ft. long by 20 ft. wide by 18 ft. deep. The excavation will extend below the water table which is at approximately 6-10 ft. bgs. For purposes of bidding, 600 tons of the most contaminated soil should be excavated and disposed of off-site. The most contaminated soil (which may include pockets of free product) is likely present in the smear zone. The use of field screening or other appropriate technology is required to segregate clean excavated soil from contaminated soil for disposal.

The cost to fulfill *all* landfill requirements for waste characterization analysis prior to soil disposal must be included. Be aware that Toxicity Characteristic Leaching Procedure (TCLP) documentation and sampling requirements vary depending on the landfill. Therefore, bidders must include a line-item cost for TCLP sample collection and analysis, to be used if required.

The excavation shall extend to 18 ft. bgs. The excavation sidewalls should be as steep as possible near the main building to allow the excavation to extend as deep as possible. However, the consulting firm awarded the work is responsible for determining how steep the walls can be based on all applicable safety regulations and engineering practices, building integrity precautions, nearby utilities, soil type, etc. There may be utilities, remediation system piping and/or UST system and piping that run through and near the excavation area. The consulting firm awarded the work will have to determine the best approach to conducting excavation in the area.

Install two sumps in the backfilled excavated area (see sump installation paragraph below). The excavation shall be backfilled with clean (no fines), well-sorted washed gravel. Crushed limestone, dolomite or any material containing clay or any other material that will adversely impact the performance of the sumps may not be used. The gravel backfill shall be placed in the base of the excavation and then covered with any clean segregated site soils. However, the consultant performing the work must ensure that the fine grained soils do not clog sumps in the groundwater/product collection trench. Therefore, it is suggested to install a minimum one foot thick layer of well sorted clean (no fines) sand over the gravel layer and beneath the clean site fine grained soils, or consider a fabric layer. The consultant performing the work must determine the most suitable approach that will ensure that significant volumes of groundwater can be pumped from sumps. A concrete or asphalt surface barrier must be installed over the entire excavation area after backfilling activities are complete to provide a surface seal.

Confirmation base and sidewall soil samples must be collected in accordance with DNR guidelines. Six sidewall samples must be collected in the upper smear zone interval and two samples collected near the base of the excavation. Soil samples must be analyzed for PVOCs and naphthalene.

Groundwater Pumping to Facilitate Excavation

Depending on the groundwater elevations prior to excavation, it may be necessary to pump groundwater from the excavation area in order to achieve the desired depth (18 ft. bgs). For purposes of bidding, assume 2,000 gallons of groundwater to be pumped and properly disposed of during the excavation.

SVE Wells in the Excavation Area

Properly abandon/remove any soil vapor extraction wells, if encountered in excavation area. Do not abandon groundwater extraction well GWX-3 or compromise the integrity of GWX-3 during excavation activities.

Sump Installation

Two six-inch diameter sumps (Sumps "A & B") shall be installed in the excavation area and screened only through gravel backfill layer. Space the locations of the sumps appropriately. It is suggested to install each sump within 10 ft. or so from the north and south ends of the excavation. The consulting firm conducting the work shall determine the most appropriate method to install the sumps to ensure maximum groundwater extraction from the gravel backfill layer. The thickness of the gravel backfill should be such that there is at least one foot above the top of the screened interval. The sumps shall be installed with seals between the ground surface and gravel layer or sand layer (if used) in compliance with all applicable standards and regulations. Also, the sumps must be constructed in such a manner that they can be abandoned in the future. Prepare well construction logs and development forms for the new sumps.

Post-Excavation Sump Pumping

Conduct groundwater pumping from five sumps: A, B, 1, 2, and 3. Note that sumps 1-3 are located in the current active UST basin (see November 6, 2008 spill report) and pumping of these sumps is to address contamination from the 750 gallon spill in November 2007. It is expected that a minimum of 5,000 gallons will be extracted from sumps 1, 2 & 3 per pumping event and a minimum of 5,000 gallons extracted from sumps A & B per pumping event. Use of a high capacity vacuum truck is recommended. Whatever method is used for pumping, documentation of gallons pumped per event is required. Sumps shall be sampled (purged according to accepted sampling protocol) prior to pumping or sampled on alternate months that extraction

events take place. Sumps must be monitored for the presence of free product prior to pumping. If present, measure the thickness of the product in the sumps with a product/water interface probe and report (tabulate) groundwater and product elevations and thickness of product measured. Properly dispose of all contaminated product/water.

Groundwater pumping events must be conducted on a bi-monthly schedule (every two months). If routine groundwater sampling (see Groundwater Sampling paragraph below) is being conducted within the same 30 day timeframe as sump pumping, all groundwater monitoring wells, groundwater extraction wells and sumps must be sampled prior to any sump pumping.

Bidders should bid on costs for six pumping events. It is expected that each pumping event could last 1 to 2 days in order to extract a minimum of 10,000 gallons from the site sumps.

Costs for pumping from sumps 1, 2 & 3 are not eligible for PECFA reimbursement. See PECFA eligibility paragraph below.

Monitoring Well Installation

Install a new monitoring well (MW-16) approximately 100 ft. southwest of monitoring well MW-9 (see attached map for approximate location.) Prepare and complete a boring log, well construction diagram and well development form for the newly constructed well. Installation and development of the wells must comply with ch. NR 141, Wis. Adm. Code. Soils must be characterized and field screened for volatile contamination throughout the entire length of the boring. Hollow stem auger drilling was used to install existing wells at the site. Survey the new monitoring well according to the requirements in ch. NR 141, Wis. Adm. Code. Prepare revised site maps to show accurate well locations.

Basement/Sump Monitoring

On a quarterly basis, sample the sump of the residence at 735 Milwaukee Street (adjacent to site to the south) and document if any petroleum odors are present in the basement. Also, interview the owner(s) and document if odors, sheens, etc. are noticed between sampling events.

Groundwater Monitoring

Conduct two years of post-excavation groundwater sampling and analysis according to the following schedule. Analyze groundwater for petroleum volatile organic compounds (PVOCs) and naphthalene in all wells. Natural attenuation (NA) parameters must be sampled for in all monitoring wells (not sumps) in one round. At minimum, NA parameters must include dissolved oxygen, ferrous iron, nitrate, and sulfate.

Wells	Quarterly	Semi-Annually	Annually
MW-2, MW-3, MW-9, MW-14, GWX-1, GWX-3, basement sump 735, Sumps A, B, 1, 2, 3	X		
MW-7, MW-16, GWX-2, GWX-4		X	
MW-4, MW-13, MW-15			X

Tabulate all historical and current groundwater sampling data into one table.

Groundwater elevations must be measured in all monitoring wells, referenced to mean sea level, reported in tabular form, groundwater flow diagrams prepared and horizontal gradients calculated for each sampling round.

Inspect all monitoring wells and sumps during each round of sampling for the presence of free product. If present, measure the thickness of the product in the wells with a product/groundwater interface probe and report (tabulate) groundwater and product elevations and thickness of product measured. Complete these inspection and product measurement activities prior to well purging and sampling.

If free product is present in any of the monitoring wells or sumps, reasonable efforts and care shall be employed to obtain a representative groundwater sample that contains no free product.

The submitted bid for this scope of work must include the analytical and sampling costs for all wells listed above for all rounds, regardless of whether or not free product may be present in one or more monitoring wells.

Waste Disposal

The bid shall include costs for proper disposal of all investigative/remediation wastes. All wastes must be disposed of by the time the final report is submitted.

Reporting

Upon completion of the excavation, a detailed remedial construction report documenting the excavation activities, monitoring well and sump installation, and analytical results shall be prepared and submitted to the DNR (and send a copy to Commerce). Include a cross-sectional diagram showing the as-built construction of sumps and excavation area.

With a month after receipt of the analytical results from the second quarterly monitoring event, submit a brief report to DNR and Commerce documenting all work activities completed in accordance with this bid.

An updated site map must be prepared which includes the locations of the new sumps and wells. The map must accurately depict the property boundaries of all parcels in the vicinity of the site to include the properties to the south and west of 735 Milwaukee Street where former monitoring wells MW-10 and MW-11 and new well MW-16 are located, and the property adjacent to MW-9 (see requirements for maps below).

After one year of post-excavation groundwater sampling, submit a brief report to DNR and Commerce that documents all site work activities completed in accordance with this bid to date.

Completion of Scope of Work / Closure Submittal

While this bid is not a bid to closure, there is a possibility of attaining closure at the conclusion of the scope of work (SOW) conducted under this bid. Upon completion of the SOW discussed above, evaluate site conditions and all historical soil and groundwater analytical data, and evaluate the potential for closure consistent with the requirements of ch. NR 726, Wis. Adm. Code. Bid responses will include a separate cost to prepare and submit a complete closure report and GIS Registry packet (and all other closure related costs), for closure consideration by the DNR (copy to Commerce), if closure can be realized. The closure report must include a summary of all historical data, inclusive of the data results and documentation of the work activities completed in accordance with this bid. All maps submitted with the closure request must be

computer generated, with accurate scales, relational dimensions, site features, property boundaries, etc., as is required by all applicable codes and requirements for listing on the GIS registry. A review of historical file documents by the winning bidder will likely be required in order to prepare a comprehensive closure request. If closure is not realized, then the cost cap established by this bid will be modified less the amount of the closure-related costs.

If a closure request is not appropriate upon completion of the work scope discussed above, then a final report of data results and documentation of the work activities completed in accordance with this bid shall be submitted to the DNR and Commerce. Bid responses shall include a separate cost to prepare a non-closure final report. All maps submitted with the non-closure report must be computer generated, with accurate scales, relational dimensions, site features, property boundaries, etc., as is required by all applicable codes and requirements for listing on the GIS registry. The cost for line item #7 in the Bid Response Table will be subtracted from the bid cap, if appropriate.

PECFA Eligibility Issues

In November 2007, a spill occurred from a product line located between the west and northern most dispenser islands. Approximately 750 gallons of product were recovered. Costs for pumping 5,000 gallons per event, for a total of 6 events, from sumps 1, 2 & 3 is not eligible for PECFA reimbursement.

SECTION 3 - Reporting Timeframes

Within *60 days* of the Commerce notification of the maximum reimbursement amount, the responsible party (RP) must execute a written contract with one of the firms that submitted a bid. Failure to execute the written contract within this time will result in ineligibility of interest expenses incurred from the date of the reimbursement cap letter until a contract is executed and work commences at the site. Work must commence within *45 days* of signing a contract. There are specific reporting requirements in Comm 47.70 to monitor the progress of activities at each bid site and there may be additional reporting requirements outlined above. The consulting firm that is contracted to complete the scope of work is required to report the progress of this site to Commerce electronically on the web site at each of the following points:

1. Within fourteen days of executing or terminating a contract with the RP.
2. Three months after entering into the contract with the RP.
3. Twelve months after beginning the work in the successful bid, unless the project is completed before that time (point 6 applies).
4. Twelve months after submitting the previous report (point 3), unless the project is completed before that time (point 6 applies).
5. No later than 10 days after encountering a change in circumstances (the list of circumstances is in Comm 47.70 (3)).
6. No later than 30 days after completing the work.
7. As directed by Commerce.

If Commerce determines that the consulting firm is failing to make adequate progress to complete the scope of work, Commerce will notify the RP and may reduce the reimbursement to accurately reflect the work completed.

Claim Submittal

A claim must be submitted to Commerce within 120 days of submitting the report described in *Reporting Timeframe, point #6*. If a claim is not submitted by the deadline described above, interest costs from the date the report (point #6) is submitted to the date the claim is received will not be reimbursed to the claimant. The claim preparation cost must be included in the Total Bid Amount and is considered within the reimbursement cap.

Questions and Answers

Questions, answers and interpretations will be considered an amendment of this solicitation. All questions must be submitted in writing (fax and electronic mail submittals are acceptable) to the Bid Manager identified in Section 1 of this solicitation. All answers and interpretations shall be in writing from the Bid Manager. Neither the PECFA program nor Commerce shall be legally bound by any amendments or interpretations that are not in writing. Bidders are not to contact other personnel located within the Department of Commerce/Bureau of PECFA concerning the site or the bid solicitation between the Bid Announcement Date and Bid End Date. No further questions will be addressed after the deadline for submitting questions identified in Section 1.

SECTION 4 - Conditions of Bid

The successful bidder will be the entity that complies with all provisions of the bid and provides the lowest total cost, excluding interest, for the site-specific bid requirements described in Section 2. In preparing the bid, the bidder must assume compliance with all applicable codes, including, but not limited to, §Comm 46, §Comm 47, and §NR 700 Wis. Admin. Codes.

The bid Commerce selects to determine the least costly method of remedial action will be the least costly qualified bid. Commerce will rank the bids solely on the basis of cost. Evaluation of bids will continue until the least costly qualified bid is identified. Submittals from an individual or firm during their period of disqualification from bidding, submittals received late and for submittals without a certified commitment (performance assurance and/or signature) will not be considered as bids. Commerce may disqualify a bid for the following reasons:

- Requirements of the bid specifications have not been met.
- The remedial strategy is not appropriate to the geologic setting.
- A Total Bid Amount is insufficient to fund the activities described in the bid specifications.

Commerce reserves the right to reject any and all bids.

Any proposed technology or methods used in the remediation must be allowed for use in the State of Wisconsin and approvable by the agency with jurisdiction (Natural Resources or Commerce).

The bidder Commerce intends to select may be required to provide input to and attend a meeting with the PECFA program and the claimant to explain the bid and remedial approach.

If a bid is disqualified, Commerce will provide written notification to any individual or firm that submitted a disqualified bid. The notification shall specify the reasons for the

disqualification, and inform the individual or firm of their right to protest or appeal the decision. If a bid is more costly than the bid Commerce intends to select, the bid will not be reviewed.

The *Notice of Intent* will identify the least costly bid, disqualified bid(s) and bid(s) not reviewed. The *Notice of Intent* will be sent to the RP and will be posted on PECFA's Internet Web site.

SECTION 5 - Instructions to Bidders

Between the bid start and end dates, bidders shall not discuss or attempt to negotiate any aspects of the bid with the RP, other potential bidders or program staff without prior approval of the Bid Manager identified in Section 1. Infractions will result in rejection of the violator's bid and may result in a formal complaint being filed with the Department of Regulation and Licensing.

If access to the site is necessary for the preparation of a bid, access shall be arranged through the Bid Manager. If the Bid Manager is not able to arrange site access, this will not delay the bid process nor negate the comparison and selection from among the bids submitted. All costs associated with a site visit or preparation of a bid will be the bidder's responsibility.

The Bidding Process must conform to the following:

1. The Bid Response shall address all the site-specific bid requirements identified in Section 2.
2. The total bid amount to accomplish the stated goal must include all fees, reporting costs, pre- and post-closure costs and costs for establishing restrictions or institutional controls, when applicable (interest costs are excluded).
3. The submittal must include a copy of the Bid Response document signed by a Professional Engineer, Professional Geologist, Hydrologist or Soil Scientist licensed by the State of Wisconsin. The appropriate registration number of the professional license must be included. Registration requirements are listed in Comm 5.
4. Bids *cannot* be faxed or sent electronically (email) to the program. Documents received by fax or email will not be considered.
5. Bids, amendments thereto or withdrawal requests must be received by 4 pm on the bid end date.
6. The consulting firm's name must be included and all pages of the Bid Response.
7. All costs must be printed (ink, typewritten or computer). Errors must be crossed out, corrections entered and initialed by the person signing the bid. Correction fluid is not allowed. No bid shall be altered or amended after the time specified for the bid end date.
8. Each bidder shall fully acquaint themselves with conditions relating to the scope and restrictions attending to the execution of the work under the conditions of this bid. The failure of a bidder to acquaint themselves with existing documented conditions shall in no way relieve any obligation with respect to this bid.
9. All amendments to and interpretations of this bid shall be in writing from the Bid Manager. Neither Commerce nor the program shall be legally bound by any amendment or interpretation that is not in writing.

10. This bid is intended to promote competition. If the language, specifications, terms and conditions, or any combination thereof restricts or limits the requirements in this bid to a single source, it shall be the responsibility of the interested bidders to notify the program in writing so as to be received five days prior to the opening date. The bid may or may not be changed; however a review of such notification will be made prior to award.

SECTION 6 - Bidder Disqualification

Commerce may disqualify from public bidding any individual or firm that has committed any of the following (Comm 47.67 (1) (a)):

1. Failed to complete the scope of work within the reimbursement cost cap established through public bidding.
2. Failed to complete the scope of work in a bid in a timely manner.
3. Failed to follow DNR rules on the bid project.
4. Received one or more notices from Commerce under s. Comm 47.62 (2) that assess the financial management of an investigation as unacceptable.
5. In any prior occurrence that has been publicly bid, failed to do either of the following:
 - a. Pay subcontractors after receiving payment for them.
 - b. Obtain lien waivers on or before the date of the final payment by the RP or the PECFA program, from all subcontractors paid under subd. 5. a.
6. Failed to execute a contract with the RP as required in s. Comm 47.69 (1).
7. Failed to commence work within 45 days after executing a contract, as required in s. Comm 47.69 (3).

Commerce may disqualify any individual or firm from performing further work on a project if the individual or firm has not completed any of the six reporting points required in Comm 47.70 and outlined in Section 2 of this bid document. Commerce will review and address the issue as stated in Comm 47.70 (4).

BID RESPONSE – BID ROUND 59

(1st Page)

Department of Commerce PECFA Program

Site Name: Cole's Amoco

Commerce #: 53048-9513-01-A

BRRTS #: 03-14-001471

Submit Bid Response To: Cathy Voges
Public Bid Response
Department of Commerce PECFA Bureau
201 West Washington Avenue, Madison WI 53703-
2760 or PO Box 8044, Madison WI 53708-8044

Consulting Firm Name: _____

Complete Mailing _____

Address: _____

Telephone: () - _____

Fax Number: () - _____

E-mail Address: _____

Bidder (check one that applies):

<input type="checkbox"/>	Professional Engineer	License # _____
<input type="checkbox"/>	Professional Geologist	License # _____
<input type="checkbox"/>	Hydrologist	License # _____
<input type="checkbox"/>	Soil Scientist	License # _____



Use this box to certify (by marking with a check or X) a commitment to complete the work described in the bid specifications in its entirety for the Total Bid Amount proposed below. Failure to provide this performance assurance will disqualify this bid response. Providing unsolicited qualifications and/or contingency statements in your bid submittal will disqualify the bid response.

Total Bid Amount: \$ _____

Print Name: _____

Title: _____

I certify that I have the authority to commit my organization or firm to the performance of the bid I have submitted.

Signature: _____

BID RESPONSE – BID ROUND 59**(2nd Page)**

Department of Commerce PECFA Program

Site Name: Cole's Amoco**Commerce #: 53048-9513-01-A****BRRTS #: 03-14-001471****Consulting Firm Name:** _____

A bid will be considered non-compliant if the bid response does not include a separate tabulation of costs for each activity.

1	Soil excavation activities [(excavation, disposal, backfill, associated sampling, dewatering (first 2,000 gallons) and sump installation)]	\$
2	Monitoring Well Installation	
3	Excavation Report	
4	Cost for each pumping event (5,000 gallons eligible)	\$
4a	Total for 6 events	\$
5	Groundwater and residence sump sampling, including waste disposal (First Year, including natural attenuation and 2 reports)	\$
6	Groundwater and residence sump sampling, including waste disposal (Second Year)	\$
7	Closure Report and GIS Packet Preparation (all properties affected)	\$
8	Non-closure final report preparation (if applicable)	\$
9	PECFA Claim Preparation	\$
10	Total Bid Amount	\$
CONTINGENCY COSTS (Will be Approved and Added to the Bid Cap as Needed – Must notify DNR and Commerce Prior to Incurring)		
•	Collection and Analysis of TCLP Soil Samples for Landfill Disposal	\$
•	Price per additional gallon for dewatering (to be used if more than 2,000 gallons necessary during excavation)	\$
•	Soil disposal cost per ton, above 600 (to include commodity cost for removal, disposal, and backfill)	\$
INELIGIBLE COSTS (For documenting cost separation is understood)		
•	Cost for each pumping event (5,000 gallons ineligible) from sumps 1, 2, and 3	\$
•	Total for 6 events	\$